

AGENDA
ZONING REVIEW BOARD
JUNE 2, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

NEW CASES:

U-05-14/U-88-31- An Ordinance granting a Special Use Permit for a Private School (Section 16-04.005 (1) (l)) property located at **4300 Northside Drive N.W.**, fronting approximately 524 feet on the north side of West Conway Drive and approximately 608 feet along the west side of Northside Drive. Property is located at the northwesterly corner of the intersection of West Conway Drive and Northside Drive. Depth: varies. Area: approximately 40 acres. Land Lot 161. 17th District, Fulton County, Georgia.

OWNER: NORTHWEST PRESBYTERIAN CHURCH

APPLICANT: STEPHEN A. BERNSTEIN

NPU: A **APPROVAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**

ZRB RECOMMENDATION: **APPROVAL-CONDITIONAL**

U-05-15- An Ordinance granting a Special Use Permit for Outdoor Dining (Section 16-11.005 (1)(l), property located at **500-502 Amsterdam Avenue, N.E.**, fronting approximately 49 feet at the western dead end of Amsterdam Avenue. Property also fronts approximately 446 feet along the west side of Evelyn Street, an unimproved right-of-way. Depth: varies. Area: 8.23 acres. Land Lots 51 and 55. 17th District, Fulton County, Georgia.

OWNER: HALPERN ENTERPRISES, INC.

APPLICANT: HALPERN ENTERPRISES, INC.

NPU-F **APPROVAL** COUNCIL DISTRICT 6

STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**

ZRB RECOMMENDATION: **APPROVAL-CONDITIONAL**

Z-05-26 – An Ordinance to rezone from the R-4B (Single-Family Residential) District to the O-I (Office Institutional) District, property located at **944 Metropolitan Parkway and 598 Mary Street, S.W.**, fronting approximately 250 on the south side of Mary Street and approximately 100 feet on the west side of Mary Street and 60 feet on the east side of Metropolitan Parkway. Property is located at the southeast intersection of Mary Street and Metropolitan Parkway and the southwest intersection of Mary Street and Dewey Street. Depth: varies. Area: 2.140 acres. Land Lot 87, 14th District, Fulton County, Georgia.

OWNER: THE SALVATION ARMY, A GEORGIA CORPORATION

APPLICANT: THE SALVATION ARMY, A GEORGIA CORPORATION

NPU-V **APPROVAL** COUNCIL DISTRICT 4

STAFF RECOMMENDATION: **APPROVAL**

ZRB RECOMMENDATION: **APPROVAL**

Z-05-27 – An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-4A (Multi Family Residential-eight story multi-family dwellings) District, property located at **451-461, 467 and 471-475 Stephens Street, S.W.**, fronting approximately 306 on the north side of Stephens Street and approximately 155 feet west of the intersection of McDaniel and Stephens. Depth: varies. Area: .900 acres. Land Lot 86. 14th District, Fulton County, Georgia.

OWNER: ROLAND VANN

APPLICANT: DAVID GREEN

NPU-V **APPROVAL** COUNCIL DISTRICT 4

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

Z-05-29 – An Ordinance to rezone from the R-4 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2115 and 2117 Howell Mill Road, N.W.** fronting approximately 200 feet on the east side of Howell Mill Road and approximately 855 feet to the northwest right-of-way of McKinley Road.

Depth: varies. Area: .900 acres. Land Lot 153 and 154. 17th District, Fulton County, Georgia.

OWNER: MATTHEW W. HUMPHREYS

APPLICANT: RANDY E. PIMSLER

NPU-C **NO VOTE – NPU MEETS ON JUNE 7TH** COUNCIL DISTRICT 8

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: CONTINUED TO JUNE 9TH ZRB.

Z-05-33-An Ordinance to rezone from the I-1 (Light Industrial) District and R-5 (Single Family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **82 and 86 Boulevard, 504, 506, 508, 512, 514, 516, 520, 522 and 526 Decatur Street , 69 Daniels and 73-77 Daniels Street, S.E.**, fronting approximately 248.6 feet on the east side of Boulevard Street and approximately 226 feet on the north side of Decatur Street and 216 feet on the west side of Daniels Street. Property is located at the intersection of Boulevard and Decatur Streets and Decatur and Daniels Street. Depth varies. Area: approximately 1.22 acres. Land Lot 45. 14th District, Fulton County, Georgia.

OWNER: URBAN RENAISSANCE PROPERTIES, LLC.

APPLICANT: JOHN WILLIS HOMES, INC.

BY: SHEA W. ROBERTS, P.C.

NPU-M **APPROVAL** COUNCIL DISTRICT 2

STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE

ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE TO MR-3

Z-05-35– An Ordinance to rezone from the R-5 (Single Family Residential) District to the RG-3 (Residential General Sector 3) District, property located at **385 Joseph E. Lowery Boulevard, N.W.**, fronting approximately 160 feet on the east side of Joseph E. Lowery Boulevard (f.k.a. Ashby Street) and approximately 124.6 on the north side of Procter Street. Property is located at the northeast corner of the intersection of Joseph E. Lowery Boulevard and Procter Street. .Depth:varies. Area: .457 acres; Land Lot 111, 14th District, Fulton County, Georgia.

OWNER: GANI HABARA II, LLC

APPLICANT: TONYA M. WILLIAMS

NPU-L **APPROVAL** COUNCIL DISTRICT 3

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-05-38– An Ordinance to rezone from the LD-20A Subarea 3 (Cabbagetown Landmark) District to theLD-20A Subarea 4 (Cabbagetown Landmark) District, property located at **160-172 Carroll Street, S.E.**, fronting approximately 300 feet on the east side of Carroll Street and approximately 236.63 feet north of Prisock Street (a.k.a. Picketts Alley) .Depth:varies. Area: .574 acres; Land Lot 20, 14th District, Fulton County, Georgia.

OWNER: CABBAGETOWN PROPERTIES, LLC

APPLICANT: LOU FOAH

NPU-N **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

DEFERRED CASE:

Z-05-11-An Ordinance to rezone **293, 295, 297, 299, 301 and 303 Sunset Avenue, N.W.** within the Vine City and Ashby Station SPI-11 District from Subarea 7 (Single Family Residential) to Subarea 9 (Simpson Mixed-Use) and for other purposes.

By: COUNCILMEMBER IVORY LEE YOUNG, JR.

NPU-L **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 3

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

END OF AGENDA